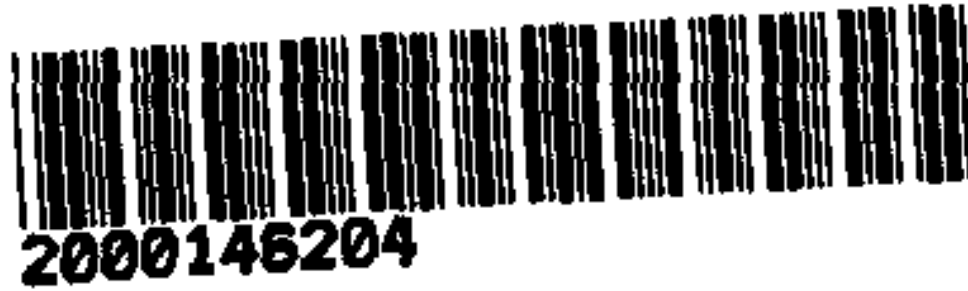


10 50 fee
4375.00 d-s.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2000146204 2 PGS
2000 NOV 16 03:48 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
RKRONENW Receipt#090573

Doc Stamp-Deed: 4,375.00



WARRANTY DEED

THIS WARRANTY DEED Made the 15 day of November, 2000, by
KEY VOICE TECHNOLOGIES, INC., a Delaware Corporation,
106 Cattlemen Rd., Sarasota, FL, 34232
hereinafter called the grantor, to
JABU, INC., a Florida Corporation,
whose post office address is 1370 Tangier Way, Sarasota, FL, 34239
hereinafter called the grantee
(wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and
the heirs, legal representatives and assigns of individuals and the successors and assigns of
corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00, and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells,
aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in
Sarasota County, Florida, viz:

The West 39 feet of Lot 20, and all of Lots 21 and 22, Block B, SOUTH HIGHLANDS
SUBDIVISION, as per plat thereof recorded in Plat Book 2, Page 93, of the Public Records of
Sarasota County, Florida.

Subject to easements, restrictions and reservations of record, if any, governmental regulation
and taxes for the year 2001 and subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or
in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever

AND the grantor hereby warrants to said grantee that the grantor is lawfully seized in said
land in fee simple; that the grantor has good right and lawful authority to sell and convey said land;
that the grantor hereby fully warrants the title to said land and will defend the same against the lawful
claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes
accruing subsequent to December 31, 2000.

OFFICIAL RECORDS INSTRUMENT # 2000146204 2 PGS

Grantor represents that he is an Officer of the Delaware Corporation Key Voice Technologies, Inc., that he has been authorized by the Director of the Corporation to execute this Warranty Deed and all documents required in connection with this transaction.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written

Signed, sealed and delivered
in our presence:

KEY VOICE TECHNOLOGIES, INC.

Paul E. Olson
Signature of Witness #1
PAUL E. OLSON

By: Nick A. Branica L.S.
NICK A. BRANICA, President

Printed name of Witness

Cathy McKeehan
Signature of Witness #2
CATHY McKEEHAN

Printed Name of Witness

STATE OF FLORIDA
COUNTY OF SARASOTA

SWORN TO and subscribed before me this 13th day of November, 2000, by NICK A. BRANICA, President of KEY VOICE TECHNOLOGIES, INC., who is personally known to me or who has produced _____ as identification.

Cathy McKeehan
Notary Public CATHY McKEEHAN

My Commission Expires:



#364
THIS INSTRUMENT PREPARED BY AND RETURN TO:
PAUL A. MORAN, P A.
46 N WASHINGTON BLVD., SUITE 25A
SARASOTA, FL 34236